



GIANTS RIDGE

BASE AREA CONCEPT PLAN



OCTOBER 2024

Prepared by:

 **SE GROUP**

KEY OBSERVATIONS

Opportunities

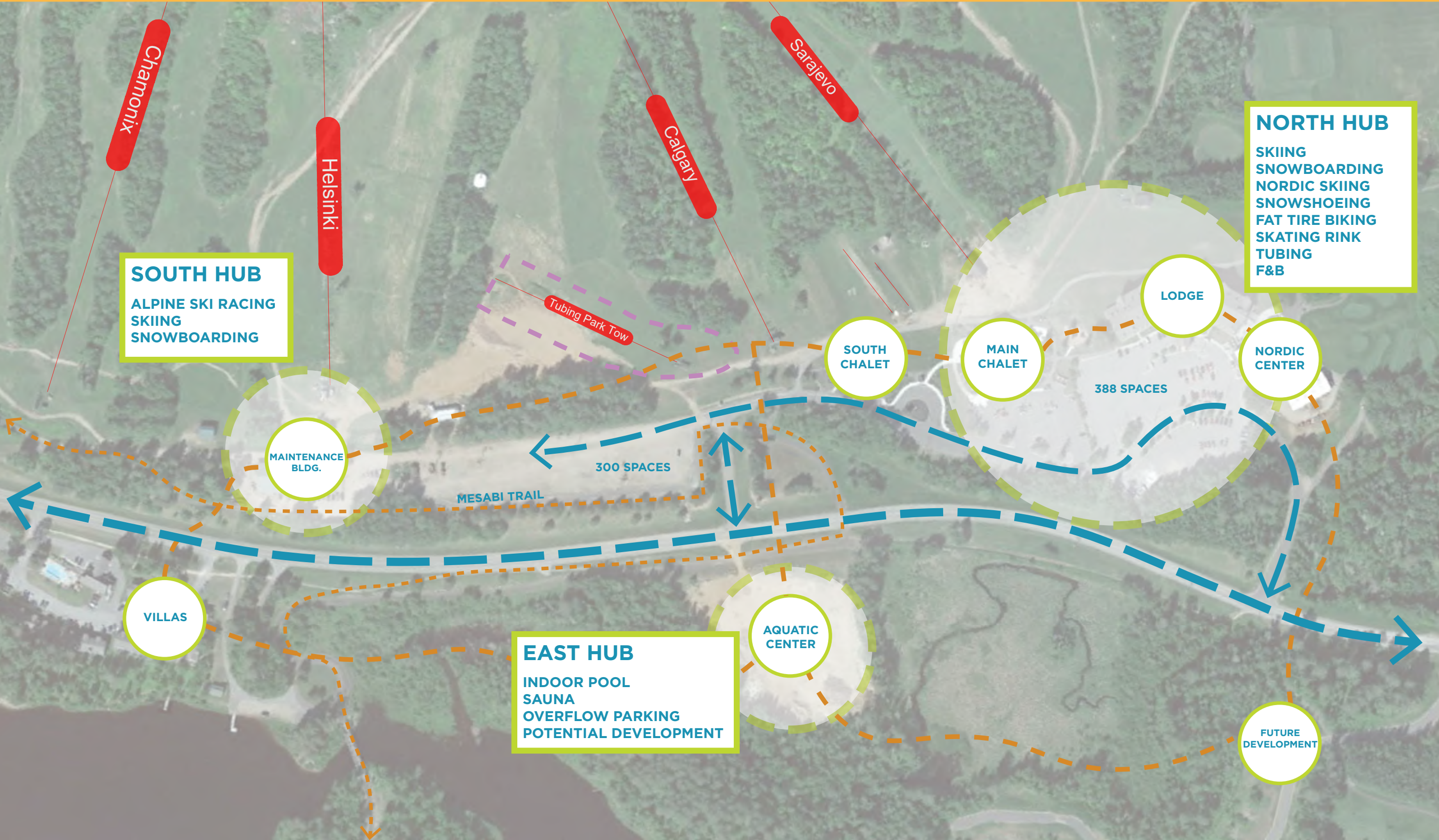
- Great arrival along Giants Ridge Road
- Relationship between mountain and lake
- Main Chalet is a great hub and asset for guest experience
- Incorporate additional beds at Giants Ridge
- Improve the south base area as a recreation hub

Challenges

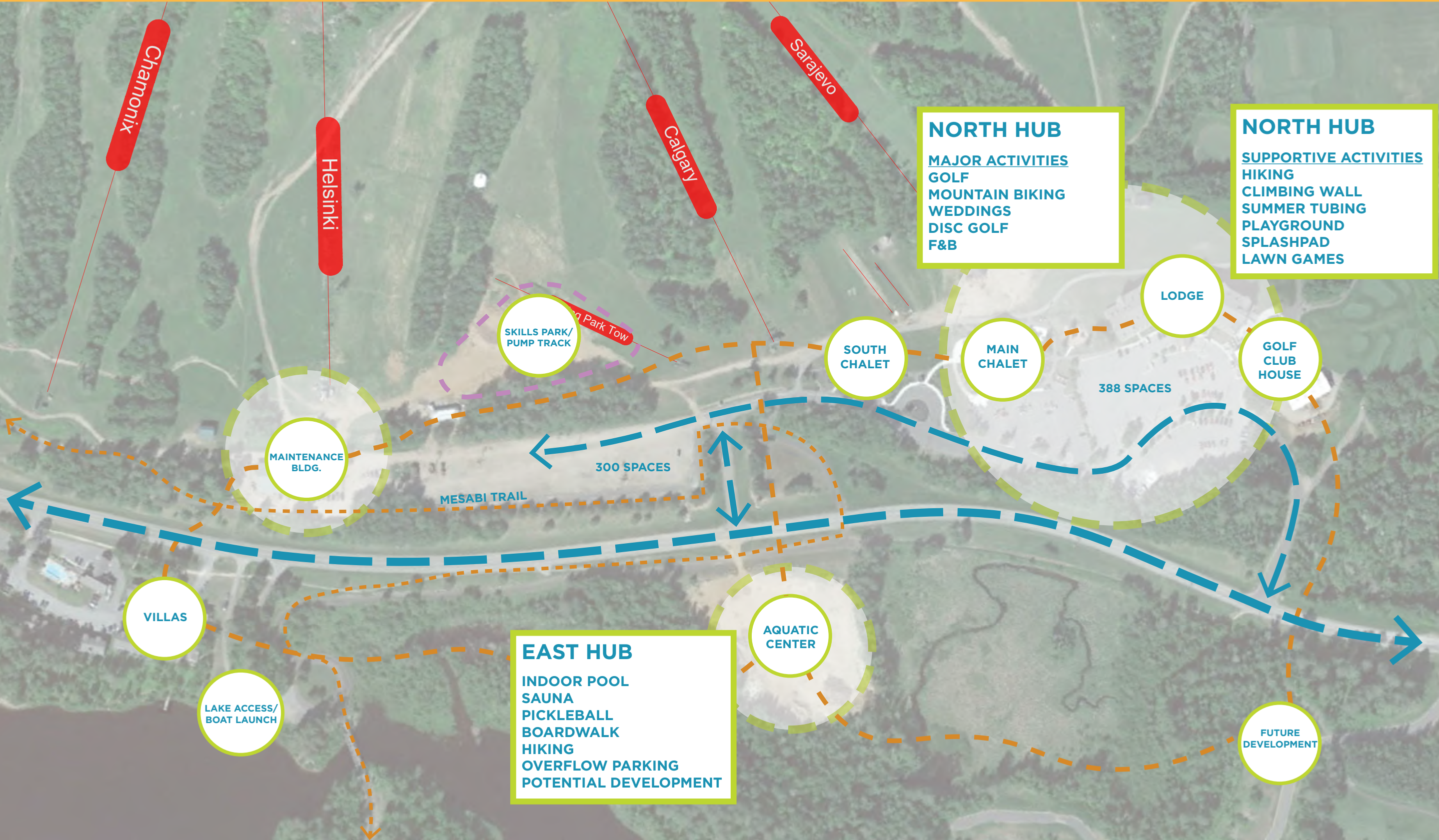
- Lack of orientation amongst buildings and destinations in the Base Area
- Organization of parking and vehicle circulation
- Access to back of house for service and deliveries
- Improve the relationship and character between the Lodge and Chalet



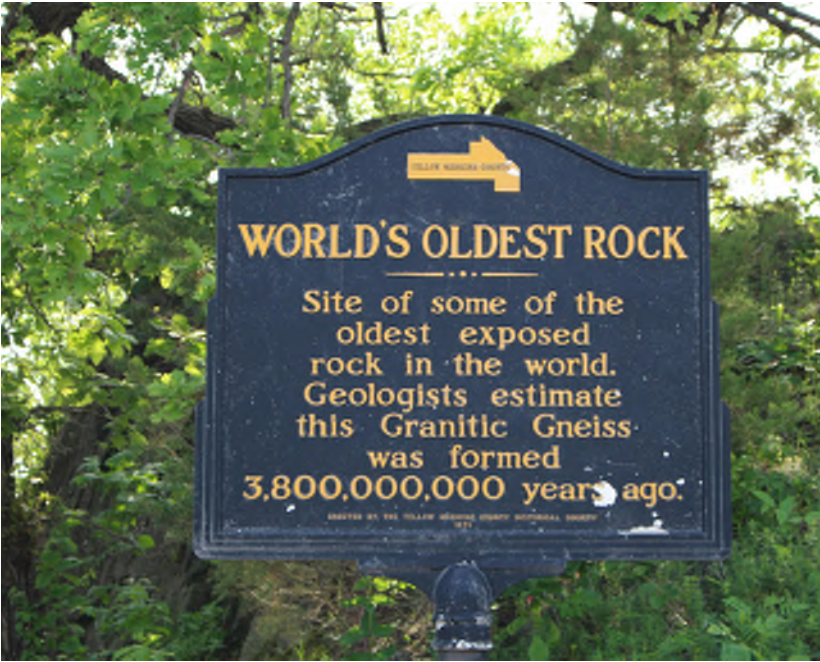
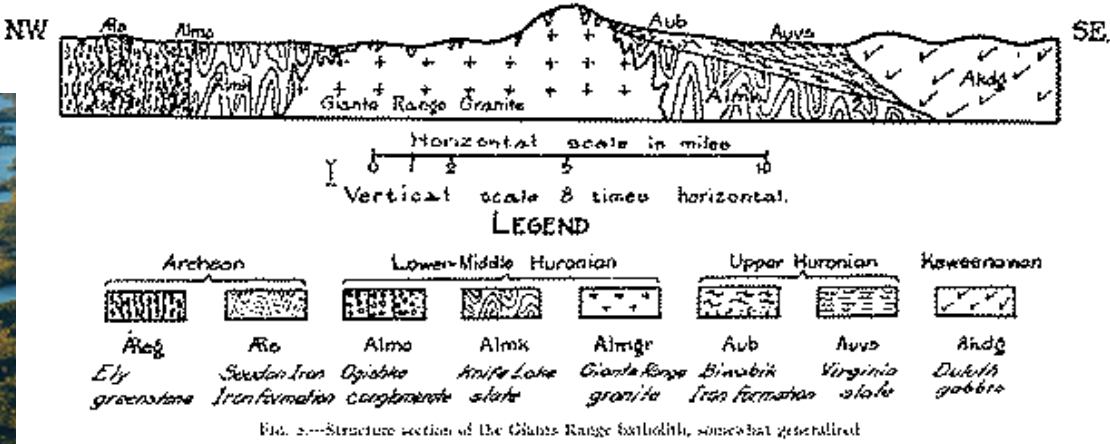
OVERALL BASE AREA DIAGRAM: WINTER



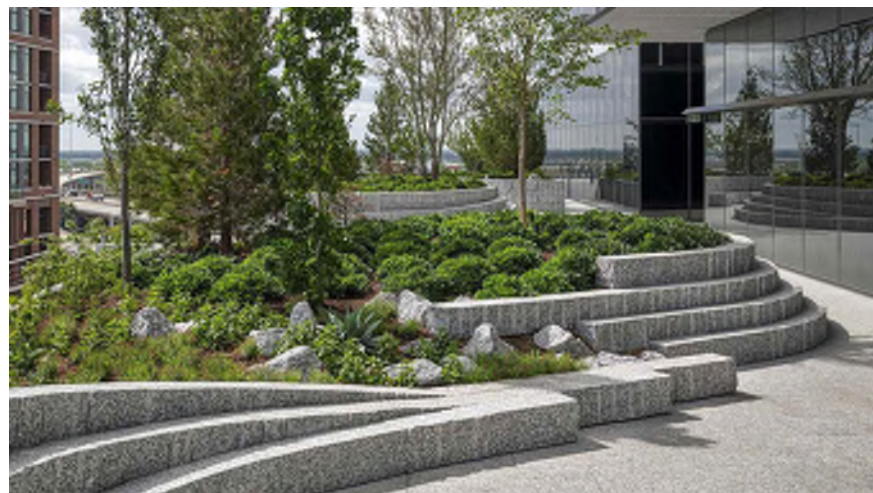
OVERALL BASE AREA DIAGRAM: SUMMER



CONCEPT INSPIRATION: CELEBRATE THE REGION'S GEOLOGY



CONCEPT INSPIRATION: CREATE AN IDENTITY FOR THE BASE AREA THROUGH LANDSCAPE



CONCEPT PLAN SUMMARY

The overarching goal of this plan is to unify the base area in terms of circulation and amenities, creating a cohesive guest and operator experience.

North Hub:

The main base area of Giants Ridge extends from the Nordic Center/Golf Club House to the South Chalet. The concept plan for the Main Base Area captures the following major improvements:

- A significant reorganization of parking and vehicular circulation to enhance efficiency and clarify the guest arrival experience. This involves creating a consistent vehicular “edge” along the Main Chalet and Lodge building, which “connects” the buildings and creates a unified circulation pattern.
- A pedestrian promenade with distinct landscaping features that creates an identity to the base area and provides a clear orientation for guests. The promenade links all indoor and outdoor spaces cohesively.
- Amenities that enhance the guest experience and span across four seasons including:
 - » a central outdoor space with an ice ribbon/track, surrounded by seating areas both inside the track and on its perimeter,
 - » a water feature within the central outdoor space,
 - » the existing playground is upgraded to become a custom destination playscape with differentiated play areas that are in keeping with the “natural” feel of Giants Ridge
 - » an outdoor amphitheater to provide space for various events and performances.

South Hub

The base area changes recommended for the south base area complement plans for changes on the southern part of the mountain. The south end continues to primarily serve racers, their families, and advanced skiers who are familiar with the area. A small, new facility offers basic services for these guests. It may include brown bag seating, restrooms, and other amenities. The existing sprung structure stays to provide overflow capacity on race days. Improvements to parking and vehicular circulation are recommended to streamline the parking process and operations.

On the lower portion of the mountain, the existing handle tow used for winter tubing is replaced with a conveyor. The conveyor will improve the tubing experience and service a new network of mountain biking trails. Combined with these new trails, a new pump track – adjacent to the existing skills trails will create a bike park for the resort. More broadly, these mountain biking improvements aim to diversify Giants Ridge’s offerings, providing entry-level and beginner support to attract a wider audience. This seasonal transformation ensures that the South Hub remains a vibrant and versatile destination throughout the year.

NORTH HUB: WINTER



NORTH HUB PERSPECTIVE: WINTER



PRECEDENT IMAGERY: ICE TRACK/RIBBON



NORTH HUB: SUMMER



NORTH HUB PERSPECTIVE: SUMMER



PRECEDENT IMAGERY: WATER FEATURE



PRECEDENT IMAGERY: AMPHITHEATRE / EVENT AREA



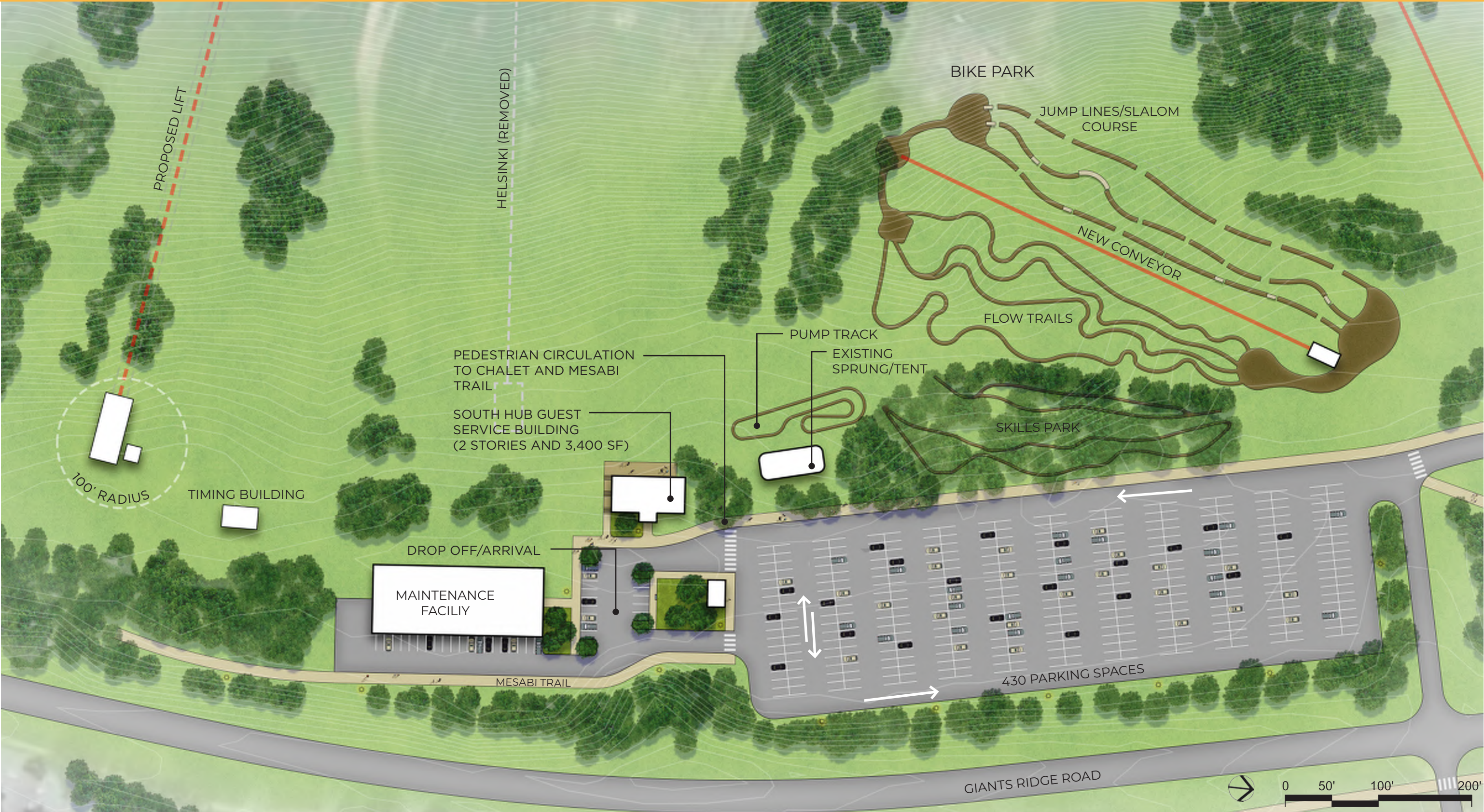
PRECEDENT IMAGERY: PLAYSCAPE



SOUTH HUB: WINTER



SOUTH HUB: SUMMER



PRECEDENT IMAGERY: BIKE PARK



PROBABLE CONSTRUCTION COST OPINION

The amounts stated herein are our best estimate of probable construcion costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

North Hub:

Project Area Description	Qty	Unit	Unit Cost	Item Total
Parking Lot	1	ls	\$2,026,612	\$2,026,612
Promenade	1	ls	\$1,611,340	\$1,611,340
Playground	1	ls	\$750,000	\$750,000
Ice Ribbon and Water Feature	1	ls	\$2,040,400	\$2,040,400
F&B Structure	1	ls	\$210,000	\$210,000
Furnishings and Fixtures	1	ls	\$357,700	\$357,700
subtotal				\$6,996,052
contingency (15%)				\$1,049,408
survey and geotechnical				TBD
permits				TBD
A&E				\$643,637
estimate total				\$8,689,097

South Hub:

Project Area Description	Qty	Unit	Unit Cost	Item Total
Parking Lot	1	ls	\$674,777	\$674,777
Guest Service Building	1	ls	\$3,107,500	\$3,107,500
Bike Park	1	ls	\$850,000	\$850,000
subtotal				\$4,500,625
contingency (15%)				\$675,094
survey and geotechnical				TBD
permits				TBD
A&E				\$414,058
estimate total				\$5,589,776